



TOWN OF NANTUCKET BOARD OF APPEALS NANTUCKET, MA 02554

Minutes
Friday July 13, 2007
1:00 PM
2 Fairgrounds Road
Conference Room

Board Members in attendance: Michael O'Mara, David Wiley, Dale Waine, Burr Tupper, Lisa Botticelli, Nancy Severens and Kerim Koseatac

Staff: Linda Williams

I. Call to Order:

Chairman Michael O'Mara called the meeting to order at 1:00 P.M.

II. Approval of the Minutes:

A motion was made to approve the Minutes (June 8, 2007), duly seconded and voted 5-0.

III. Old Business

▪	051-03	Rugged Scott	Rugged Road	Reade
---	--------	--------------	-------------	-------

Applicant is seeking clarification and minor modifications on the site plan.

A motion was made (O'Mara) and duly seconded to approve and voted 5-0 in favor.

▪	079-06	Chatfield Taylor	91 Washington Street Ext.	Reade
---	--------	------------------	---------------------------	-------

Applicant withdrew the application.

▪	003-07	Old North Wharf. 29 A-C	Old North Wharf	Reade
---	--------	-------------------------	-----------------	-------

Application was continued to the August 10, 2007 meeting.

▪	010-07	Murphy	5 Spring Street	Gilmore
---	--------	--------	-----------------	---------

Application was continued to the August 10, 2007 meeting.

▪	014-07	Spitler	85 Millbrook Road	Reade
---	--------	---------	-------------------	-------

Applicant is seeking special permit relief to construct conforming additions to the applicant's dwelling.

▪	020-07	Fisher	7 W. Miacomet Road	Guay
	Applicant withdrew the application.			
▪	047-07	Holdgate Partners	Barnard Valley Road	Hunter
	Application was continued to the August 10, 2007 meeting.			
▪	052-07	Westbrook	16 Baxter Road	Reade
	Application was continued to the August 10, 2007 meeting.			
▪	053-07	Grant	49 Nonantum Avenue	Reade
	Application was continued to the August 10, 2007 meeting.			
▪	054-07	Nantucket Hunting Assc.	Madaquesham Valley Road	Avery
	Application was continued to the August 10, 2007 meeting.			

055-07	Webb	30 Dukes Road	Self
<p>Applicant is seeking variance relief in order to create a new lot. The applicant produced information that represented that the locus had unique topographical issues that would support a grant of variance relief. The board voted in favor of the applicant due to the unusual circumstances surrounding the property in question.</p>			

<p>■ 056-07</p>	<p>NIR Retail/Global Restaurant 15 South Beach Street</p>	<p>Self</p>
<p>Applicant is seeking a modification of a special permit previously granted to the current owner and lessee. Applicant is seeking to add twelve (12) seats on the existing outdoor patio area. The applicant is seeking to waive the required parking spaces associated with the addition.</p>		
<p>A motion was made (Koseatac) and duly seconded to approve the application and voted 5-0 in favor.</p>		

A motion was made (Waine) and duly seconded to approve the application and voted 5-0 in favor.

▪ 058-07	Town of Nantucket	192 Cliff Road	Vorce
2 Fairgrounds Road	Nantucket	Massachusetts	02554
508-228-7215	telephone	508-228-7298	facsimile

Applicant is seeking variance relief in order to divide a pre-existing nonconforming lot. In dividing the lot, the Applicant agreed that the buildable lot would be conveyed to an entity that would maintain it for “the purpose of providing affordable housing” or “to any other individual or entity for any lawful purpose”.

A motion was made (Waine) and duly seconded to approve the application and voted 5-0 in favor.

- **059-07 Tonkin/Maury 33 Main Street Self**

Applicant is seeking relief by special permit to validate the 1970’s conversion of the second-floor storage space to retail use and to waive the required parking spaces. The property in question is a retail shop on Main Street.

A motion was made (Wiley) and duly seconded to approve the application and voted 5-0 in favor.

- **060-07 Rowland 15 Commercial Street Self**

Applicant is seeking a modification of the previously issued special permit. Applicant is seeking to waive the additional three parking spaces the Board requested. In the alternative, Applicant is seeking to have two spaces stacked. The board found that the proposed modification was in harmony with the general intent of the Zoning By-Law.

A motion was made (Wiley) and duly seconded to approve the application and voted 5-0 in favor.

- **061-07 Jelleme 29 Quaise Road Self**

Applicants are seeking relief by special permit to construct a second floor living space in their dwelling.

A motion was made (Waine) and duly seconded to approve the application and voted 5-0 in favor.

- **062-07 Town of Nantucket 43 Polpis Road Gardner**

Applicants are seeking relief by special permit to construct a new water tower. The lot is conforming to the Zoning Bylaw in all other respects.

A motion was made (Waine) and duly seconded to approve the application and voted 5-0 in favor.

- **063-07 Town of Nantucket 50 Main St., Siasconset Gardner**

Applicants are seeking relief by special permit to construct a new water tower. The applicant is seeking relief from the specific height limitations found in Zoning By-law Section 139-17C(3).

A motion was made (Waine) and duly seconded to approve the application and voted 5-0 in favor.

- **064-07 Turner 23 West York Lane Stetina**

Applicants are seeking relief by special permit to alter and expand their dwelling that would raise the 19’4” ridge height to about 22’3”.

A motion was made (Toole) and duly seconded to approve the application and voted 5-0 in favor.

- **065-07 Lawlor 15 Top Gale Lane Dale**

